



Forest Lane Stratford E15 1HS

Two Double Bedroom Fifth Floor Apartment With Balcony And Communal Terrace £325,000 L/H





Located on the fifth floor of the sought-after Ibex House, directly opposite Maryland Station, served by the Elizabeth Line. This apartment comprises a spacious open-plan lounge and kitchen, complete with an integrated fridge/freezer, leading to a private balcony, while residents can also enjoy the communal terrace and benefit from the convenience of a concierge service.

Benefitting a recently issued EWS1 certificate with an A1 rating, ensuring peace of mind for potential buyers.

The location is ideal for commuters and city lovers, offering fantastic transport links and easy access to Westfield Stratford and the Queen Elizabeth Olympic Park. Whether for work or leisure, this apartment provides the perfect balance of comfort and convenience in one of East London's most vibrant areas.



Entrance via:
Communal door to communal lobby - stairs and lift ascending to fifth floor - door to:

Hallway:
two storage cupboards - one of which houses the consumer unit and the other houses the water heater - wall mounted entry phone - wall mounted storage heater - wood effect floor covering - doors to:

Open Plan Lounge/Kitchen:



double glazed window - ceiling mounted extractor fan - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - space and plumbing for washing machine - integrated fridge/freezer - tiled splash backs - wall mounted storage heater - power points - partially vinyl floor covering with remainder wood effect floor covering - double glazed door to balcony.



Balcony:



Bedroom Two:



double glazed window - wall mounted electric heater - power points - carpet to remain.

Bedroom One:



double glazed window - built in wardrobe - wall mounted electric heater - power points - carpet to remain.



Bathroom:



ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wash basin with mixer taps - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

Communal Terrace:



Additional Information:

The lease has 104 Years remaining.
The current service charge is £2,517.48 per annum and is reviewed yearly.
The ground rent is £150.00 per annum.
Council Tax London Borough of Newham Band C.

Parking: No parking available..

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.
Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.
O2: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.
Vodafone: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains water, mains sewerage and is heated via electric heaters.

The title register shows the following covenants:

1 (20.10.2004) A Transfer of the land tinted pink on the title plan dated 3 April 1991 made between (1) The Mayor and Burgesses of The London Borough of Newham (formerly known as The Mayor Aldermen and Burgesses of the County Borough of West Ham) ("the Transferor") and (2) Steadlease Limited of 152 Seven Sisters Road, London, N7 7PL ("The Transferee") contains the following covenants:- "The Transferee hereby covenants with the Transferor to the intent and so as to bind the land hereby transferred into whosoever hands the same may come and to benefit the adjoining land of the Transferor or any part thereof not to use or permit or suffer to be used the land hereby transferred or any part thereof for residential purposes."
2 (20.10.2004) By a Deed of Release dated 27 February 2003 made between (1)The Mayor and Burgesses of The London Borough of Newham and (2)Toynbee Housing Association Limited and Boleyn & Forest Housing Society Limited the covenants contained in the Transfer dated 3 April 1991 referred to above were expressed to be released. NOTE: Copy filed under

EGL278135.
3 (20.10.2004) The land tinted brown on the title plan is subject to such restrictive covenants as may have been imposed thereon before 23 June 2004 and are still subsisting and capable of being enforced.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors £240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

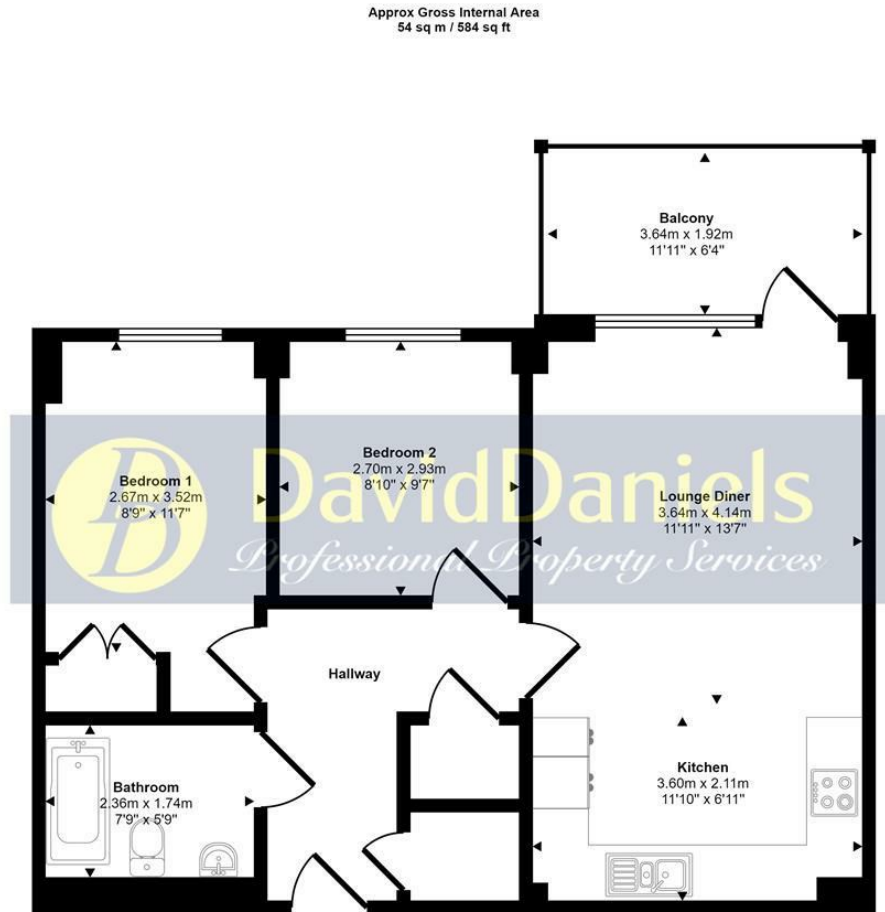
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

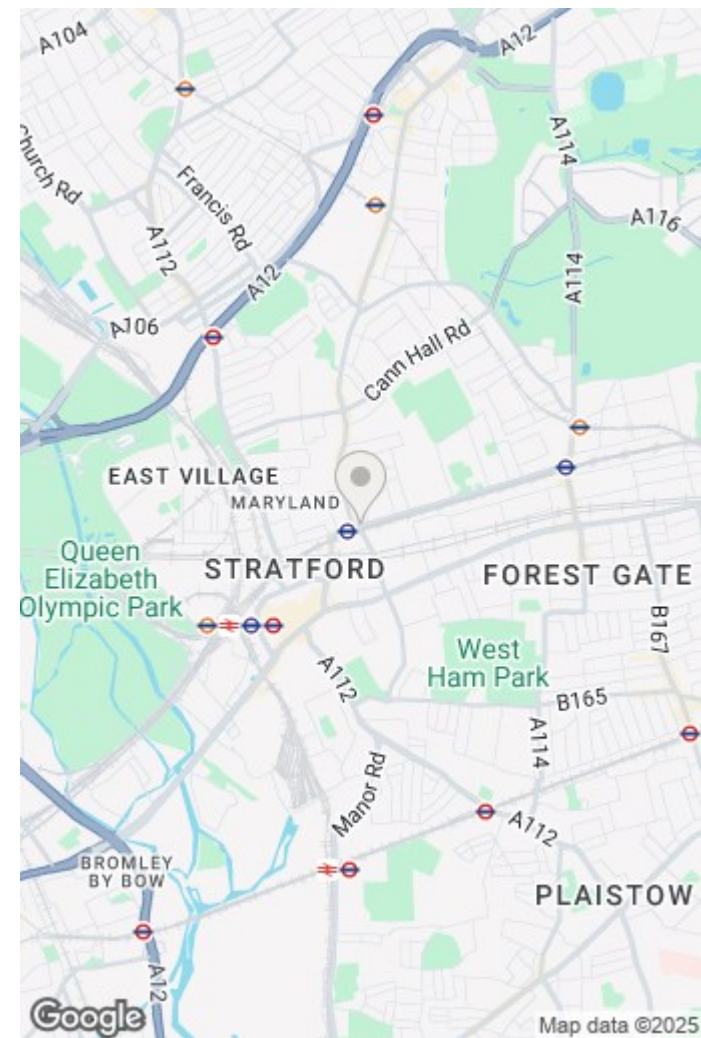




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		81	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	69
EU Directive 2002/91/EC			